075.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,288,900 / 1,288,900
					USE VALUE:	1,288,900 / 1,288,900
					ASSESSED:	1,288,900 / 1,288,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		LAKE SHORE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOLAN SARA Q/DAVID D
Owner 2:	NYBERG JONATHAN M
Owner 3:	
Street 1:	PO BOX 292
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN M -
Owner 2:	-
Street 1:	30 LAKE SHORE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,141 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1922, having primarily Stucco Exterior and 1962 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12141.000	460,800	4,700	823,400	1,288,900
Total Card	0.279	460,800	4,700	823,400	1,288,900
Total Parcel	0.279	460,800	4,700	823,400	1,288,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 656.93 | /Parcel: 656.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	47318
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!6255!

PREVIOUS ASSESSMENT

Parcel ID: 075.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	460,700	4700	12,141.	823,400	1,288,800	1,288,800	Year End Roll	12/18/2019
2019	101	FV	349,300	4700	12,141.	823,400	1,177,400	1,177,400	Year End Roll	1/3/2019
2018	101	FV	349,300	4700	12,141.	705,800	1,059,800	1,059,800	Year End Roll	12/20/2017
2017	101	FV	349,300	4700	12,141.	658,800	1,012,800	1,012,800	Year End Roll	1/3/2017
2016	101	FV	349,300	4700	12,141.	564,600	918,600	918,600	Year End	1/4/2016
2015	101	FV	327,100	4700	12,141.	505,800	837,600	837,600	Year End Roll	12/11/2014
2014	101	FV	327,100	4700	12,141.	468,200	800,000	800,000	Year End Roll	12/16/2013
2013	101	FV	327,100	4700	12,141.	446,400	778,200	778,200		12/13/2012

PRINT

Date	Time
12/10/20	21:03:15

LAST REV

Date	Time
07/23/19	12:03:11
apro	
6255	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	53386-156		8/14/2009	Family	1	No	No		
CHASE FRED L JR	35418-291		5/6/2002		630,000	No	No		
	7963-122		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2002	483	Alterati	5,000	C		G3	GR FY03	RAISING CEILINGS/N
6/14/2002	450	Alterati	4,000	C				REPAIR BACK HALL
6/14/2002	449	Redo Kit	7,000	C		G3	GR FY03	

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Inspected	CC	Chris C
10/26/2018	MEAS&NOTICE	BS	Barbara S
3/18/2009	Meas/Inspect	189	PATRIOT
9/15/2002	MLS	MM	Mary M
10/13/1999	Meas/Inspect	267	PATRIOT
7/29/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47318
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12141		Sq. Ft.	Site		0	70.	0.97	4			View	50					823,448						823,400	

Total AC/HA: 0.27872 | Total SF/SM: 12141 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 823,448 | Spl Credit | Total: 823,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.18516815
Const Adj.:	1.00989902
Adj $ / SQ:	125.675
Other Features:	93500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	516553
Depreciation:	55788
Depreciated Total:	460765

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

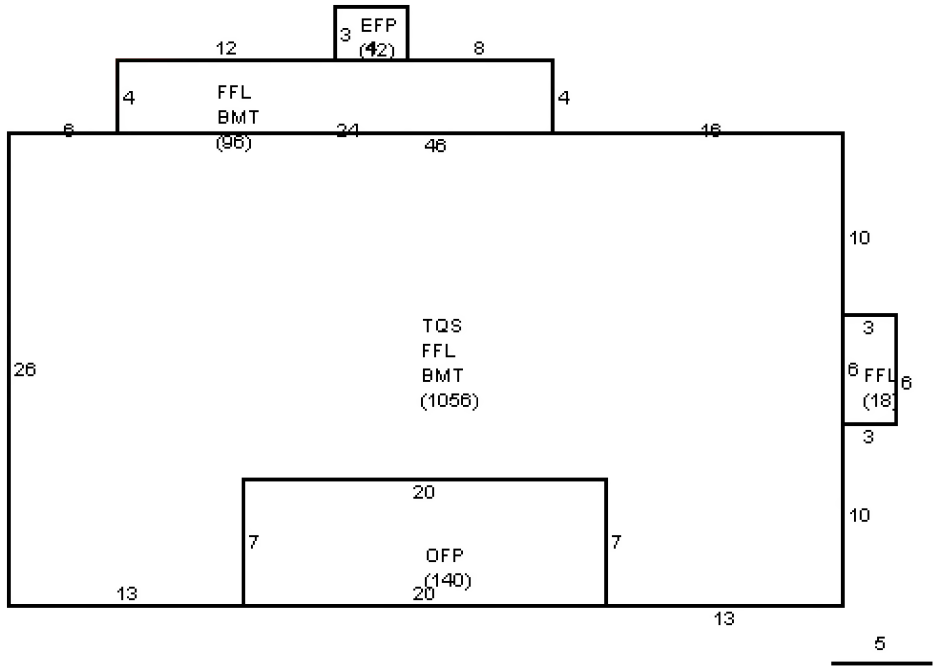
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.15
Special Features:	0	Val/Su Net:	141.09
Final Total:	460800	Val/Su SzAd	234.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,170	125.670	147,039
BMT	Basement	1,152	37.700	43,433
TQS	3/4 Story	792	125.670	99,534
OFP	Open Porch	140	28.570	3,999
EFP	Enclos Porch	12	73.320	880

Net Sketched Area:	3,266			Total:	294,885
Size Ad	1962	Gross Are	3530	FinArea	1962

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1922	21.93	T	40	101			4,700			4,700
2	Frame Shed	D	Y	1	6X8	A	AV	1979	0.00	T	32	101						

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc